

City of Chelsea Licensing Board
Request for Proposals
On-Premise Consumption License

The City of Chelsea Licensing Board is accepting proposals from restaurateurs/business owners seeking a liquor license, to be issued pursuant to M.G.L. Chapter 138, Section 12. Currently the Board has licenses available. The Board shall accept proposals through August 31, 2022 at 12:00 p.m. (noontime). A copy of the Request for Proposals (RFP) may be obtained by emailing nlibran@chelseama.gov, calling 617-466-4152 or by visiting the Licensing Office, 500 Broadway, Chelsea, MA. The RFP will also be available on the Licensing Department page of the City's website, Chelseama.gov.

Proposals shall be delivered to the Licensing Board at its office, City of Chelsea, 500 Broadway, Room 307, Chelsea, MA 02150 no later than August 31, 2022 at 12:00 p.m. noontime. A total of three copies shall be provided.

Proposals shall include a narrative and any supporting documentation addressing the following factors:

1. Proposed Location – Provide the address, building square footage, available parking, lease agreements, options to purchase, and any other information and documentation about the location of the existing or proposed restaurant.
2. Description of Operation – Provide a detailed description of the type of restaurant proposed or existing including type of food, theme, menu, number of seats and hours of operation.
3. Prior Experience – Provide a detailed description of the proposer's prior experience in operating a restaurant with a liquor license. List the name and location of any ownership interest in an existing or former restaurant.
4. Job Creation – Provide a list of types of positions and number of each to be created or maintained.
5. Traffic – Provide the peak hours of operation and expected traffic generation.
6. Noise Control – Describe any proposed entertainment and how noise, particularly in the evening, will be controlled.
7. References – Please provide at least three professional references, preferably from those who can attest to the proposer's experience set forth in paragraph 3.
8. Community Benefit – Please provide a description of any community benefit the City may expect if the license is granted to the proposer.
9. Quality Design – Describe how the business' exterior design is appropriate to its context.
10. Market Diversification – Demonstrate how the proposed restaurant fills an existing gap and meets unmet market demand and how it advances Chelsea objective of being the diverse dining destination.
11. All applicants must submit their ABCC application for a Sec. 12 On Premise alcohol license.

Please note that the licenses issued may be City – owned licenses that limits the Licensee's ability to sell/transfer/leverage the license.

The Board shall review all proposals and evaluate them in terms of serving the public need and in such a manner as to protect the common good and, to that end, to provide, in the opinion of the Board, an adequate number of places at which the public may obtain alcoholic beverages. The assessment of the proposals will be based upon public want and the appropriateness of a liquor license at a particular location as set forth in Ballarin, Inc. v. Licensing bd. of Boston, 49 Mass. App. Ct. 506 (2000).

The Board anticipates selecting the most advantageous proposals.